

PT OF LOT 1 IN OR 821/846
(EX R/W IN OR 1577/484)
SUB OF S0 PT SEC 12 DBK 39/292

BUCHANAN CYNTHIA D & ROBERT B
1293 QUATTLEFIELD LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

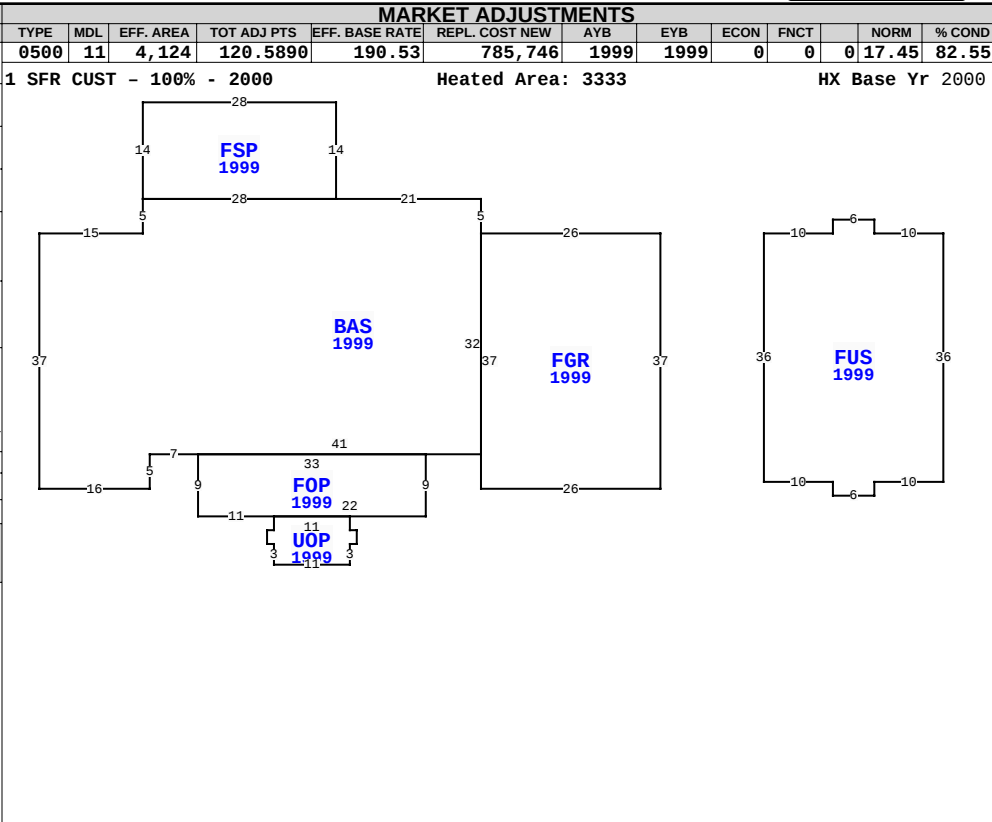
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,373	100	1999	2,373	373,232
FGR	962	55	1999	529	83,202
FOP	297	30	1999	89	13,998
FSP	392	40	1999	157	24,693
FUS	960	100	1999	960	150,991
UOP	81	20	1999	16	2,516

TOTALS	5,065			4,124	648,633
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	0	0	1,117.00	SF	6.50
3	1242	WD DECK A	0	100	0	0	427.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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1293 QUATTLEFIELD LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	
2	0810	CONCRETE A	0	100	0	0	1,117.00	SF	6.50	6.50	100	1999	1999	3	75	5,445	
3	1242	WD DECK A	0	100	0	0	427.00	SF	10.00	10.00	100	1999	1999	3	20	854	

TOTAL OB/XF										7,919							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000

Total Acres: 0.00	Total Land Value: 450,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE		648,633			
TOTAL MARKET OB/XF VALUE		7,919			
TOTAL LAND VALUE - MARKET		450,000			
TOTAL MARKET VALUE		1,106,552			
SOH/AGL Deduction		790,643			
ASSESSED VALUE		315,909			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		265,187			
TOTAL JUST VALUE		1,106,552			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		783,266			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805646	NEW CONSTR	190,000	12/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0821/0846	2/03/1998	WD	U	V	
GRANTOR: BOS JANE S					SALE PRICE
GRANTEE: BUCHANAN CYNTHIA DI					51,000

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=1999] W26 BAS=[YR=1999] N5 W21 FSP=[YR=1999] N14 W28 S14 E28 \$ W28 S5 W15 S37 E16 N5 E7 FOP=[YR=1999] S9 E11 UOP=[YR=1999] S2 W1 S2 E1 S3 E11 N3 E1 N2 W1 N2 W11 \$ E22 N9 W33 \$ E41 N32 \$ S37 E26 N37 \$ PTR= E15 FUS=[YR=1999] E10 N2 E6 S2 E10 S36 W10 S2 W6 N2 W10 N36 \$ W15 \$.					